



Lime Street | South Moor | Stanley | DH9 7EJ

This spacious three-bedroom terraced house, situated on a sought-after terrace, is currently on the market with no onward chain. The property does require some modernisation but presents an excellent opportunity either as a residential home or an investment. It features a hallway, lounge, separate dining room, and a kitchen equipped with an integrated oven. Additionally, there is a rear hallway and a porch/utility area. On the first floor, you'll find a landing, three bedrooms, and a bathroom. The loft is accessible via pull-down ladders and is fully boarded, offering ample storage space. Externally, the property boasts a front garden and off-street driveway parking at the rear. It benefits from gas central heating, full uPVC double glazing, and is a freehold property. It falls under Council Tax band A. EPC rating E (53).

£69,950

- Spacious 3 bedroom terraced house on a sought-after terrace
- Available for purchase with no onward chain
- Requires modernisation, offering potential as a residential home or investment
- Garden and driveway



Property Description

HALLWAY

11' 10" x 3' 4" (3.62m x 1.02m) uPVC double glazed entrance door, single radiator, coving and a sliding glazed door to the lounge.

LOUNGE

14' 9" x 13' 3" (4.50m x 4.04m) uPVC double glazed window, double radiator, coving, arched alcoves and an archway leading to the dining room.

DINING ROOM

14' 11" x 13' 2" (4.56m x 4.03m) Large storage cupboard, gas fire incorporating a central heating back boiler. uPVC double glazed window, double radiator, coving, opening to the kitchen and also to the stairs. Door leads to the rear porch/utility.

KITCHEN

7' 10" x 5' 1" (2.40m x 1.56m) Fitted with a range of wall and base units with contrasting laminate worktops and matching

splash-backs. Integrated oven/grill, four ring gas hob with extractor canopy over. Stainless steel sink with mixer tap, integrated fridge and freezer, display cabinet, uPVC double glazed window and laminate flooring.

REAR PORCH/UTILITY

6' 5" x 3' 4" (1.97m x 1.03m) Laminate worktop with plumbing for a washing machine beneath. uPVC double glazed rear exit door with matching windows.

FIRST FLOOR

LANDING

Loft access hatch with pull-down ladder. The loft is fully boarded for storage. Doors lead to the bedrooms and bathroom.

BEDROOM 1 (TO THE REAR)

14' 11" x 10' 0" (4.57m x 3.05m) Built-in storage cupboard, uPVC double glazed window, single radiator and an archway

leading to the en-suite shower room.

EN-SUITE SHOWER ROOM

7' 10" x 4' 11" (2.40m x 1.52m) Wet room with electric shower, fully tiled walls, extractor fan and a towel radiator.

BEDROOM 2 (TO THE FRONT)

14' 11" x 9' 8" (4.56m x 2.95m) uPVC double glazed window, single radiator and coving.

BEDROOM 3 (TO THE FRONT)

10' 7" x 7' 1" (3.24m x 2.16m) uPVC double glazed window, single radiator and coving.

BATHROOM

8' 11" x 6' 5" (2.74m x 1.98m) Panelled bath with shower fitment. Wash basin, WC, tiled splash-backs, storage cupboard, uPVC double glazed window, single radiator and coving.

EXTERNAL

TO THE FRONT

Beyond a public footpath is an enclosed garden.

TO THE REAR

Block-paved driveway providing off-street parking.

HEATING

Gas fired central heating via boiler and radiators.

DOUBLE GLAZING

uPVC double glazing installed.

ENERGY EFFICIENCY

EPC rating E (53). Please speak to a member of staff for a copy of the full Energy Performance Certificate.

COUNCIL TAX

The property is in Council Tax band A.

TENURE

We understand that the property is freehold. We would recommend that any purchaser has this confirmed by their legal advisor.

VIEWINGS

We have created a virtual tour which can be viewed on our YouTube channel, our website, property portals and our social media accounts such as Facebook, Twitter and Instagram. To arrange a viewing please contact the office.

MAKING AN OFFER

Please note that all offers will require financial verification including mortgage agreement in principle, proof of deposit funds, proof of available cash and full chain details including selling agents and solicitors down the chain. Under New Money Laundering Regulations we require proof of identification from all buyers before acceptance letters are sent and solicitors can be instructed.

MORTGAGE ADVICE

We have independent mortgage advisers within our branch, who will search the whole market to find the best suitable mortgage and help you progress through the process. Contact our office to arrange a telephone or office appointment.

AGENTS NOTE

Whilst we endeavour to make our particulars accurate and reliable, they should not be relied on as a statement or representations of fact, and do not constitute any part of an offer or contract. The owner does not make or give, nor do we or our employees have authority to make or give any representation or warranty in relation to the property. We have not checked or tested any appliances mentioned (including heating systems or electrical fittings) therefore working order cannot be confirmed. All measurements are given to the nearest 5cm.







Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Contact Details

Anthony House
 Anthony Street
 Stanley
 County Durham
 DH9 8AF

www.davidbailes.co.uk
 info@davidbailes.co.uk
 01207231111

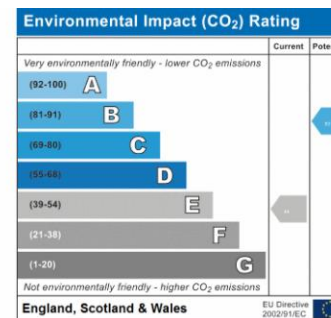
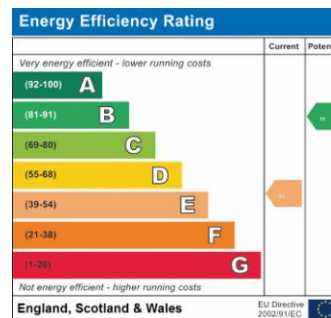
GROUND FLOOR
 50.9 sq.m. (548 sq.ft.) approx.

1ST FLOOR
 48.3 sq.m. (520 sq.ft.) approx.



TOTAL FLOOR AREA : 99.2 sq.m. (1068 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix C2024



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

